Offer Instructions

2259 Deer Run Rdg. • New Braunfels, TX 78132

- Send a copy of initialed & signed Disclosures, Addenda & Notices
- Provide Pre-Qualification Letter or Proof of Funds with Offer
- **Para 1.** Billy & Courtney Stephens
- **Para 5:** Suggested earnest money: 1-1.5%
    - **Preferred Title Company: McKnight Title**
    - Escrow Officer: Michelle Kruse
    - Address: 595 South Castell Avenue New Braunfels, TX 78130
    - Email and phone: TeamNB@McKnightTitle.com / 830-608-8852
- **Para 5A & 5B**: – Option Period
    - $500 for 10 days
    - $300 for 7 days
    - $200 for 5 days
- **Para 6A (8).** If buyer elects for survey coverage, please make it a “Buyers Expense”
- **Para 7H.** Seller is amenable to paying up to $500 towards a Home Warranty
- **Para 8A.** Please note that Billy Stephens is a Licensed Real Estate Agent.
- **Para 10A.** Possession: Kindly select “According to temporary lease…” and allow seller a 7-day leaseback for $0 per day being preferred.
- **Para 21.** Please provide appropriate contact information
- Preferred Lenders:
    - **James Racanelli – Sente Mortgage**
        - 210-771-8332 / James.racanelli@sentemortgage.com
    - **Eric Couch – First Commercial Bank**
        - 830-626-5017 or 830-625-2468 / ericc@1cb.com
- Please email all offers to:
    - Frank@MyNBHome.com
    - Ashley@LakeHouses4Sale.net
    - Lacey@LakeHouses4Sale.net
- It is my policy to submit offers as soon as possible once the offer is complete. Offers submitted after 5:30 pm and on Sundays will be presented on the next business day.
- Please call (210) 313-5903 for questions

Broker Information:
Listing Broker: Keller Williams Heritage, McQueeney – License #434367
Listing Associate: Frank Eugene Baker – License #656215
Licensed Supervisor: Stephen Hunter Croan – License #564547
Broker Address: 8610 FM 725, McQueeney, TX 78123
Broker phone: 830-624-2400
Listing Agent’s Contact: Frank@MyNBHome.com – (210) 313-5903

In the case of multiple offers, it is my policy to inform all parties of the presence of other offers, to present all offers at the same time in the order received. My focus is to be fair and honest with all parties. Unless otherwise directed by my client, my policy is to respond to offers with the "Seller's Invitation to Buyer to Submit New Offer" when the client decides not to accept the offer as submitted.

I look forward to working with you throughout this transaction!